

# Resource Preservation Program

A Portfolio of Four Threatened Properties in the Central  
New Hampshire Planning Region, prepared in support of  
The New Hampshire Land and Community Heritage  
Investment Program



Completed by the Central New Hampshire Regional Planning Commission  
in partial fulfillment of the Year Three Regional Environmental Planning  
Program  
July 2000



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# **CONCORD – SUNNYCREST FARM**



## **CONCORD – SUNNYCREST FARM**

**Cost:** \$1.5 million (asking price)

### ***Natural/Cultural Resources to be Protected:***

This property has been used as an apple orchard for over 75 years. Over the years, it has drawn a clientele consisting of Concord residents as well as those of surrounding towns. Started by the Farnum brothers (Paul and Robert) in 1928, the orchard has grown steadily since then to its present size. In 1971, it was bought by Sunnycrest Farms, Inc. to augment its operations in Londonderry. A public walking trail is established on the site. The trail is listed in the Concord Trail System manual produced by the Concord Conservation Commission. In addition to the trail, the farm provides cultural activities by stocking its pond with fish and holding a fishing tournament every year. Two recent articles in the *Concord Monitor* attest to the popularity of the orchard among local residents.

Natural resources on the property include the orchard itself, woodlands surrounding the orchard on three sides, and juxtaposition with other nearby farms. The farm sits on prime agricultural soils (Paxton loam, 0 to 8% slopes) and lies almost entirely within the watershed of Penacook Lake, the City of Concord's drinking water supply. Between the Sunnycrest Farm orchard and the Ross Farm on District #5 Road sits a landlocked parcel of land (Concord Tax Map Parcel #6059D) that is currently used as woodland. This parcel would be next considered for protection, thereby protecting the summits of both Pine and Parsonage Hills from development.

### ***Opportunities and Constraints:***

At the present time, the Sunnycrest Farms operations manager, Rob LaRocque, is organizing a group of investors to buy the farm and sell the development right to the City of Concord, thereby protecting the orchard for future generations. However, the property is being scrutinized as the focus of new residential housing, a commodity Concord needs in the present economy. The property is zoned as 2-acre residential, meaning it could be developed into 60 to 70 house lots. This figure is based on an estimate of approximately 170 total acres unsurveyed. In recent years, six lots at the northern corner of the property have been sold and developed into residential houses in response to the rising costs of running the orchard.

**Public Support:** see newspaper articles included in this packet.

### ***Resources Available for Protection:***

According to Rob LaRocque, 100 private investors contributing \$10,000 each should provide the majority of funds needed to purchase the property.

**Photographs:** see those included in this packet.

**Tax Map:** see the photocopy of a portion of the Tax Map

**Land Survey:** none available at present.

(ArcView map of Concord showing location of Sunnycrest Farm, original available at CNHRPC office.)

(Photocopy of Concord Tax Map highlighting Sunnycrest Farm location, original available at CNHRPC office.)



1. View from viewing platform near sales barn, looking northwest toward Mt. Sunapee (7/ 5/ 2000).



2. Sales barn from driveway (7/ 5/ 2000).

(Photocopies of sever newspaper articles about Sunnycrest Farm, originals available in CNHRPC office.)



(Photocopy of “Sunnycrest Farm Trail” from the Concord Conservation Commission *Concord Trail System Guidebook*, original available at CNHRPC office.)

(Photocopies of pages from *The History of West Concord* (1976). Originals available at CNHRPC office.)

(Photocopy of aerial photograph of Sunnycrest Farm, original available at CNHRPC office.)

# **DEERING – McALISTER FARM**



(Photocopy of CNHRPC Resource Preservation Program Application for McAlister farm, original available at CNHRPC office.)

## **DEERING – McALISTER FARM**

**Cost:** \$161,114 (assessed value)

### ***Natural/Cultural Resources to be Protected:***

This property has been a working dairy farm in the McAlister family for at least three generations. The southern portion of the farm, known as Cork Plain, has served as the training and muster grounds for the 26<sup>th</sup> Regiment of the Militia from 1792 to 1848. Located on the 2<sup>nd</sup> New Hampshire Turnpike, the farm served as a pasturing area for travelers' cattle when the turnpike was the main access to Hillsborough and Washington from points south. At the present time, a recreational trail runs through the heart of the McAlister Farm. This trail is a former railroad bed and is used for walking and cycling.

Some of the natural resources to be protected on this property include portions of the 100-year floodplain along the Contoocook River, portions of a stratified drift aquifer, natural springs near Hedgehog Mountain, and river frontage along the Contoocook River. In addition, portions of the farm are composed of prime agricultural soils (Ondawa fine sandy loam). In addition, the property lies in a relatively undeveloped area that could provide enough space to be a significant wildlife movement corridor.

### ***Opportunities and Constraints:***

The McAlisters are conservation-minded people who are willing to put the property under easement to protect it for future generations. The property lies in a relatively remote location, with little highway access immediately available to it. In addition, the Deering Conservation Commission is among the most organized and accessible entities of its sort in the Central New Hampshire Planning Region. Several easements have been obtained from individuals because of the knowledge and dedication of the commission members. In terms of growth, Deering has been one of the slower-growing towns in the Region, with a growth rate of under 1% per year.

However, the area in which the McAlister farm lies is flat with soils that are relatively easy to work. This could provide enough incentive for development pressures to increase, especially if the economy continues as it has over the past several years.

**Public Support:** see letters of support included in this packet.

### ***Resources Available for Protection:***

The Deering Conservation Commission is planning to use funds obtained from the Land Use Change Tax, which is capped at 50% of all funds received through the tax. In addition, the commission plans to apply for grants and solicit donations from local residents.

**Photographs:** see those included in this packet.

**Tax Map:** see the photocopy included in this packet.

**Land Survey:** none available.

(ArcView map of Deering showing location of McAlister farm, original available at CNHRPC office.)

(Photocopy of Deering Tax Map highlighting location of McAlister farm, original available at CNHRPC office.)





1. McAlister farmhouse from 2nd New Hampshire Turnpike, looking west (4/ 17/ 2000).



2. North side of McAlister farmhouse from 2nd New Hampshire Turnpike, looking southwest (4/ 17/ 2000).

(Photocopies of *The Town of Deering, New Hampshire Water Resources Management and Protection Plan* (1990). Originals available at CNHRPC office.)

(Photocopy of Flood Insurance Rate Map highlighting area of McAlister farm, original available at CNHRPC office.)

(Photocopy of *Geohydrology and Water Quality of Stratified-Drift Aquifers in the Contoocook River Basin, South-Central New Hampshire* map showing approximate location of McAlister Farm, original available at CNHRPC office.)

(Photocopy of *Soil Survey of Hillsborough County New Hampshire* map showing approximate location of McAlister farm, original available at CNHRPC office.)

(Photocopy of *Soil Potentials for Development, Hillsborough County, New Hampshire* highlighting soil types shown on soil map [see above] and descriptions thereof. Original available at CNHRPC office.)

(Photocopies from *Welcome Home to Deering, New Hampshire* (1977) outlining history of McAlister farm, original available at CNHRPC office.)

(Photocopy of the Official Program, Deering Bicentennial (1974) highlighting area around McAlister farm, original available at CNHRPC office.)



# **DUNBARTON – NASSIKAS PROPERTY**



(Photocopy of CNHRPC Resource Preservation Program Application, original available at CNHRPC office.)

## **DUNBARTON – NASSIKAS**

**Cost:** \$850,000 (asking price)

### ***Natural/Cultural Resources to be Protected:***

The value of the Nassikas property comes from its size and proximity to other conservation lands. The mostly-forested 650-acre parcel occupies much of the upland area near the eastern shore of Kimball Pond, as well as the initial stretches of Black Brook and frontage on Kimball Pond, Montana, and County Roads. It abuts already-conserved lands; these are properties from Phase Two of the Conservation Commission's Kimball Pond protection efforts and Town-owned conservation lands. With the successful protection of the Nassikas property, the majority of the immediate Kimball Pond area could be protected from development. This would help to establish a wildlife movement corridor that could accommodate the largest animals expected to be found in this part of New Hampshire, including bear, deer, and moose.

The natural resources protected in this piece include woodlands on the majority of the property and wetlands at the outlet of Kimball Pond and along Black Brook. Cultural resources to be protected include old stone walls and a former goat farm.

### ***Opportunities and Constraints:***

The Nassikas family is interested in keeping this land undeveloped but cannot afford to donate the land outright. The Town wishes to manage the land with a multiple-use philosophy, with timber, low-impact recreation, and wildlife interests among the major uses. Dunbarton's proximity to Concord and Manchester make it a prime focal point for developers. The \$850,000 asking price is more than the Dunbarton Conservation Commission can raise in the next few months through private donations and the Conservation Fund established through the Land Use Change Tax.

**Public Support:** see letters of support included in this packet.

### ***Resources Available for Protection:***

The Dunbarton Conservation Commission is attempting to raise local funds for the purchase of the development rights on the Stone property. In addition to these local funds, the Conservation Commission will apply for grants and tap the Conservation Fund created by the Land Use Change Tax, which is capped at 50% of all funds paid to the town through the tax.

**Photographs:** see those included in this packet.

**Tax Map:** see the version included in this packet.

**Land Survey:** none available.

(ArcView map showing locations of Nassikas Properties and Stone farm, original available at CNHRPC office.)

(Photocopy of “Kimball Pond Vicinity Map”, showing existing and proposed conservation lands around Kimball Pond. Original available at CNHRPC office.)



1. Northernmost property boundary marker from County Road, looking west (5/26/2000).



2. Stream flowing from property at low point on County Road, looking southwest (5/26/2000).

(Photocopy of *Kimball Pond Conservation Area, Phase II*, detailing Conservation Commission efforts to protect the Kimball Pond shoreline from development. Original available at CNHRPC office.)

(Photocopy of “Kimball Pond Management Plan, 1997,” original available at CNHRPC office.)



(Photocopy of "Project Kimball Pond," detailing protection efforts in phases around Kimball Pond.  
Original available at CNHRPC office.)

(Photocopy of July 4, 2000 *Concord Monitor* article about Nassikas property's future, original available at CNHRPC office.)

# **DUNBARTON – STONE FARM**



(Photocopy of CNHRPC Resource Preservation Program Application, original available at CNHRPC office.)

## **DUNBARTON – STONE FARM**

**Cost:** \$102,250 (assessed value)

***Natural/Cultural Resources to be Protected:***

The Stonehurst Farm has been in the Stone family since Dunbarton was incorporated in 1765. It is the last remaining dairy farm in the town. It also abuts existing conservation lands (the French easement) and is located in close proximity to other conservation lands (lands surrounding Kimball Pond). Portions of the property lie over prime agricultural soils (Paxton loam, 0 to 8% slopes and Woodbridge loam, 0 to 8% slopes). Protecting this property from development provides the opportunity to assemble a significant wildlife movement corridor that will help to ensure the existence of wildlife, including such large mammals as bear and moose, in central New Hampshire.

***Opportunities and Constraints:***

Jim and Judy Stone, the current owners and operators of the farm, are conservation-minded people who have worked the land for most of their lives and know its potential. They are willing to put their land under a conservation easement to ensure the land remains in its present state for future generations and to reduce liabilities associated with the estate tax. However, Dunbarton is one of the fastest-growing towns in the Region, with 26% more single-family residences in 1998 than in 1990. The town is conveniently located within a half-hour's commute to Manchester and Concord, which increases the potential for development.

***Public Support:*** see letters of support included in this packet.

***Resources Available for Preservation:***

The Dunbarton Conservation Commission is attempting to raise local funds for the purchase of the development rights on the Stone property. In addition to these local funds, the Conservation Commission will apply for grants and tap the Conservation Fund created by the Land Use Change Tax, which is capped at 50% of all funds paid to the town through the tax.

***Photographs:*** see those included in this packet.

***Tax Map:*** see the version included in this packet.

***Land Survey:*** none available.

(ArcView map showing locations of Nassikas Properties and Stone farm, original available at CNHRPC office.)

(Photocopy of Dunbarton Tax Map showing location of Stone Farm, original available at CNHRPC office.)



1. Stone farmhouse (constructed 1853) from driveway off Guinea Road, looking northeast (5/ 26/ 2000).



2. Sign at entrance of farm adjacent driveway (5/ 26/ 2000).



# Resource Preservation Program

A Portfolio of Six Land Conservation Investment Program  
Properties in Loudon, prepared for the Loudon  
Conservation Commission through the Resource  
Preservation Program



Completed by the Central New Hampshire Regional Planning Commission  
in partial fulfillment of the Year Three Regional Environmental Planning  
Program  
July 2000





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# **LOUDON – BACHELDER PROPERTY**



(Photocopy of "Loudon Local Land Conservation Grant," generalized information on all Loudon LCIP properties. Original available at CNHRPC office.)

(Photocopy of map showing locations of Loudon LCIP properties, original available at CNHRPC office.)

(Photocopy of LCIP Application for Local Lands, original available at CNHRPC office.)

(Photocopy of LCIP Project Agreement, original available at CNHRPC office.)



## **CONSERVATION EASEMENT SUMMARY LOUDON – BACHELDER #1**

|  |  |
|--|--|
| <b>Acreage:</b>                        | 35.0                                   |
| <b>Date Acquired:</b>                  | 2/21/92                                |
| <b>Location/Road:</b>                  | corner of Rte. 129 and Pittsfield Road |
| <b>County:</b>                         | Merrimack                              |
| <b>Registry Recording Information:</b> | Book 1877, Page 1575                   |
| <b>Grantor:</b>                        | Albert B. Bachelder                    |
| <b>Grantee:</b>                        | Town of Loudon                         |

### **Brief description of property conservation values and purpose of easement:**

This easement protects open fields, forestland, and a portion of the Sanborn Pond shoreline, which provides valued wildlife habitat and bird migration rest areas.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

#### **1. Use Limitations:**

Standard.

#### **2. Reserved Rights of Landowner:**

Standard.

#### **3. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of sustaining scenic views or preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**

## **CONSERVATION EASEMENT SUMMARY LOUDON – BACHELDER #2**

|  |  |
|--|--|
| <b>Acreage:</b>                        | 34.0                                   |
| <b>Date Acquired:</b>                  | 2/21/92                                |
| <b>Location/Road:</b>                  | corner of Rte. 129 and Young Hill Road |
| <b>County:</b>                         | Merrimack                              |
| <b>Registry Recording Information:</b> | Book 1877, Page 1564                   |
| <b>Grantor:</b>                        | Albert B. Bachelder                    |
| <b>Grantee:</b>                        | Town of Loudon                         |

### **Brief description of property conservation values and purpose of easement:**

This easement protects open fields, forestland, and wetland and provides valued wildlife habitat for many species of flora and fauna.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

#### **4. Use Limitations:**

Standard.

#### **5. Reserved Rights of Landowner:**

Standard.

#### **6. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of sustaining scenic views or preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**

## **CONSERVATION EASEMENT SUMMARY LOUDON – BACHELDER #3**

|  |                      |
|--|----------------------|
| <b>Acreage:</b>                        | 152.0                |
| <b>Date Acquired:</b>                  | 1/10/92              |
| <b>Location/Road:</b>                  | off Young Hill Road  |
| <b>County:</b>                         | Merrimack            |
| <b>Registry Recording Information:</b> | Book 1874, Page 2327 |
| <b>Grantor:</b>                        | Albert B. Bachelder  |
| <b>Grantee:</b>                        | Town of Loudon       |

### **Brief description of property conservation values and purpose of easement:**

This easement protects forestland and wetlands, providing timber and valued wildlife habitat for many species of flora and fauna.

**NOTE:** Since this parcel is a fee simple acquisition, the use limitations are those spelled out in administrative rules and the LCIP statute. Consult this document for the complete terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.

## **STANDARD CONSERVATION TERMS OF LAND CONSERVATION INVESTMENT PROGRAM (LCIP) PROPERTIES**

**NOTE: Consult the full conservation easement document for specific easement terms. The following list is a general summary of conservation provisions of typical LCIP easements; it does not list all provisions of a conservation easement.**

### **1. Use Limitations:**

- A. Maintain property as open space. No industrial or commercial activities except agriculture and forestry.
- B. No subdivision.
- C. No structures except those that serve conservation uses.
- D. No disturbance of topography, wetlands, soil, or natural habitat, except as needed for allowed conservation uses and as do not harm endangered species.
- E. No signs or billboards, except as needed for allowed conservation uses.
- F. No mining of gravel, topsoil, etc., except as needed for allowed conservation uses, and no removal of such materials from the property.
- G. No dumping of environmentally hazardous materials.
- H. No use of the property to meet open space requirements of any land use regulation process.

### **2. Reserved Rights of Landowner:**

- A. Utilities. Right to maintain, repair, and replace existing utilities.
- B. Ponds. Right to create ponds for allowed conservation uses.
- C. Posting. Right to post against vehicles, against hunting on active livestock fields, against access to agricultural cropland during planting and growing seasons, and against access to forestland during harvesting or establishment of plantations.

### **3. Affirmative Rights of Grantee:**

- A. Grantee access for easement inspection.
- B. Public pedestrian access for hunting, fishing, and transitory passive recreational purposes, but not camping. Grantee may post property against public access in the public interest.
- C. Right to post signs identifying the property as LCIP easement land.

(Photocopy of easement deed, original available at CNHRPC office.)



1. Pin marking boundary between Wildwood Sanctuary Associates property and Bachelder #1 (5/ 23/ 2000).



2. Pin marking southernmost corner boundary between D. Miller property and Bachelder #1 (5/ 23/ 2000).





1. Recreational path from approximate location of "N68W" on boundary with Robert A. & Susan I. St. Germaine, looking north toward Sanborn Pond (6/28/2000).



2. Shoreline of Sanborn Pond from recreational path, looking north (6/28/2000).



1. Bachelder #3 from the corner of Rte. 129 and Youngs Hill Road, looking southwest (6/ 2/ 2000).



2. Cellar hole filled with scrap metal and other debris, immediately northwest of approximate location of "122" on survey map on Rte. 129 near intersection with Youngs Hill Road (5/ 23/ 2000).



# **LOUDON – GREEN PROPERTY**



(Photocopy of “Loudon Local Land Conservation Grant,” generalized information on all Loudon LCIP properties. Original available at CNHRPC office.)

(Photocopy of map showing locations of Loudon LCIP properties, original available at CNHRPC office.)

(Photocopy of LCIP Application for Local Lands, original available at CNHRPC office.)

(Photocopy of LCIP Project Agreement, original available at CNHRPC office.)

## **CONSERVATION EASEMENT SUMMARY LOUDON – GREEN**

|  |                                    |
|--|------------------------------------|
| <b>Acreage:</b>                        | 98.0                               |
| <b>Date Acquired:</b>                  | 3/16/93                            |
| <b>Location/Road:</b>                  | off Blake and Captain French Roads |
| <b>County:</b>                         | Merrimack                          |
| <b>Registry Recording Information:</b> | Book 1910, Page 1757               |
| <b>Grantor:</b>                        | Esther M. Green                    |
| <b>Grantee:</b>                        | Town of Loudon                     |

### **Brief description of property conservation values and purpose of easement:**

This easement protects working farmland and forestland and provides valued wildlife habitat for resident large mammals and other flora and fauna.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

#### **7. Use Limitations:**

Standard.

#### **8. Reserved Rights of Landowner:**

Standard.

#### **9. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of sustaining scenic views or preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**

## **STANDARD CONSERVATION TERMS OF LAND CONSERVATION INVESTMENT PROGRAM (LCIP) PROPERTIES**

**NOTE: Consult the full conservation easement document for specific easement terms. The following list is a general summary of conservation provisions of typical LCIP easements; it does not list all provisions of a conservation easement.**

### **4. Use Limitations:**

- I. Maintain property as open space. No industrial or commercial activities except agriculture and forestry.
- J. No subdivision.
- K. No structures except those that serve conservation uses.
- L. No disturbance of topography, wetlands, soil, or natural habitat, except as needed for allowed conservation uses and as do not harm endangered species.
- M. No signs or billboards, except as needed for allowed conservation uses.
- N. No mining of gravel, topsoil, etc., except as needed for allowed conservation uses, and no removal of such materials from the property.
- O. No dumping of environmentally hazardous materials.
- P. No use of the property to meet open space requirements of any land use regulation process.

### **5. Reserved Rights of Landowner:**

- D. Utilities. Right to maintain, repair, and replace existing utilities.
- E. Ponds. Right to create ponds for allowed conservation uses.
- F. Posting. Right to post against vehicles, against hunting on active livestock fields, against access to agricultural cropland during planting and growing seasons, and against access to forestland during harvesting or establishment of plantations.

### **6. Affirmative Rights of Grantee:**

- D. Grantee access for easement inspection.
- E. Public pedestrian access for hunting, fishing, and transitory passive recreational purposes, but not camping. Grantee may post property against public access in the public interest.
- F. Right to post signs identifying the property as LCIP easement land.

(Photocopy of easement deed, original available at CNHRPC office.)





1. Southernmost agricultural fields from southernmost access on Captain French Road, looking northwest (6/ 15/ 2000).



2. Agricultural fields north of Captain French Road, looking north (6/ 15/ 2000).

# **LOUDON – J. MERRILL PROPERTY**



(Photocopy of “Loudon Local Land Conservation Grant,” generalized information on all Loudon LCIP properties. Original available at CNHRPC office.)

(Photocopy of map showing locations of Loudon LCIP properties, original available at CNHRPC office.)

(Photocopy of LCIP Application for Local Lands, original available at CNHRPC office.)

(Photocopy of LCIP Project Agreement, original available at CNHRPC office.)

## **CONSERVATION EASEMENT SUMMARY LOUDON – J. MERRILL**

|  |   |
|--|---|
| <b>Acreage:</b>                        | 189.4   |
| <b>Date Acquired:</b>                  | 9/11/92   |
| <b>Location/Road:</b>                  | End of Ring Road, off Colony Road in Pittsfield |
| <b>County:</b>                         | Merrimack                                       |
| <b>Registry Recording Information:</b> | Book 1894, Page 79                              |
| <b>Grantor:</b>                        | Joseph Merrill                                  |
| <b>Grantee:</b>                        | Town of Loudon                                  |

### **Brief description of property conservation values and purpose of easement:**

This easement protects working farmland and woodlands that, in conjunction with the conservation lands around it, provides essential forested wildlife habitat.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

#### **1. Use Limitations:**

Standard.

#### **2. Reserved Rights of Landowner:**

Standard.

#### **3. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of sustaining scenic views or preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**

## **STANDARD CONSERVATION TERMS OF LAND CONSERVATION INVESTMENT PROGRAM (LCIP) PROPERTIES**

**NOTE: Consult the full conservation easement document for specific easement terms. The following list is a general summary of conservation provisions of typical LCIP easements; it does not list all provisions of a conservation easement.**

### **7. Use Limitations:**

- Q. Maintain property as open space. No industrial or commercial activities except agriculture and forestry.
- R. No subdivision.
- S. No structures except those that serve conservation uses.
- T. No disturbance of topography, wetlands, soil, or natural habitat, except as needed for allowed conservation uses and as do not harm endangered species.
- U. No signs or billboards, except as needed for allowed conservation uses.
- V. No mining of gravel, topsoil, etc., except as needed for allowed conservation uses, and no removal of such materials from the property.
- W. No dumping of environmentally hazardous materials.
- X. No use of the property to meet open space requirements of any land use regulation process.

### **8. Reserved Rights of Landowner:**

- G. Utilities. Right to maintain, repair, and replace existing utilities.
- H. Ponds. Right to create ponds for allowed conservation uses.
- I. Posting. Right to post against vehicles, against hunting on active livestock fields, against access to agricultural cropland during planting and growing seasons, and against access to forestland during harvesting or establishment of plantations.

### **9. Affirmative Rights of Grantee:**

- G. Grantee access for easement inspection.
- H. Public pedestrian access for hunting, fishing, and transitory passive recreational purposes, but not camping. Grantee may post property against public access in the public interest.
- I. Right to post signs identifying the property as LCIP easement land.



(Photocopy of easement deed, original available at CNHRPC office.)



1. Pasture from Ring Road at junction with B. Yeaton property, looking southwest (6/ 28/ 2000).



2. Farm access road from approximate location of "335'", looking southeast (6/ 28/ 2000).

# **LOUDON – R. MERRILL PROPERTY**



(Photocopy of “Loudon Local Land Conservation Grant,” generalized information on all Loudon LCIP properties. Original available at CNHRPC office.)

(Photocopy of map showing locations of Loudon LCIP properties, original available at CNHRPC office.)

(Photocopy of LCIP Application for Local Lands, original available at CNHRPC office.)

(Photocopy of LCIP Project Agreement, original available at CNHRPC office.)

## **CONSERVATION EASEMENT SUMMARY LOUDON – R. MERRILL**

|  |                                      |
|--|--------------------------------------|
| <b>Acreage:</b>                        | 272.6                                |
| <b>Date Acquired:</b>                  | 9/11/92                              |
| <b>Location/Road:</b>                  | off Rte. 129 and Captain French Road |
| <b>County:</b>                         | Merrimack                            |
| <b>Registry Recording Information:</b> | Book 1894, Page 67                   |
| <b>Grantor:</b>                        | Richard Merrill                      |
| <b>Grantee:</b>                        | Town of Loudon                       |

### **Brief description of property conservation values and purpose of easement:**

This easement protects working farmland and a portion of the Sanborn Pond shoreline, a valued wildlife habitat and bird migration rest area.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

#### **1. Use Limitations:**

Standard.

#### **2. Reserved Rights of Landowner:**

Standard.

#### **3. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of sustaining scenic views or preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**



## **STANDARD CONSERVATION TERMS OF LAND CONSERVATION INVESTMENT PROGRAM (LCIP) PROPERTIES**

**NOTE: Consult the full conservation easement document for specific easement terms. The following list is a general summary of conservation provisions of typical LCIP easements; it does not list all provisions of a conservation easement.**

### **10. Use Limitations:**

- Y. Maintain property as open space. No industrial or commercial activities except agriculture and forestry.
- Z. No subdivision.
- AA. No structures except those that serve conservation uses.
- BB. No disturbance of topography, wetlands, soil, or natural habitat, except as needed for allowed conservation uses and as do not harm endangered species.
- CC. No signs or billboards, except as needed for allowed conservation uses.
- DD. No mining of gravel, topsoil, etc., except as needed for allowed conservation uses, and no removal of such materials from the property.
- EE. No dumping of environmentally hazardous materials.
- FF. No use of the property to meet open space requirements of any land use regulation process.

### **11. Reserved Rights of Landowner:**

- J. Utilities. Right to maintain, repair, and replace existing utilities.
- K. Ponds. Right to create ponds for allowed conservation uses.
- L. Posting. Right to post against vehicles, against hunting on active livestock fields, against access to agricultural cropland during planting and growing seasons, and against access to forestland during harvesting or establishment of plantations.

### **12. Affirmative Rights of Grantee:**

- J. Grantee access for easement inspection.
  - K. Public pedestrian access for hunting, fishing, and transitory passive recreational purposes, but not camping. Grantee may post property against public access in the public interest.
- Right to post signs identifying the property as LCIP easement land.

(Photocopy of easement deed, original available at CNHRPC office.)



1. Excavation in woods behind barn and pastures, near E. Green property looking south (6/ 15/ 2000).



2. Excavated road in woods behind barn and pastures, near E. Green property looking southeast (6/ 15/ 2000).

# **LOUDON – SANBORN FAMILY TRUST PROPERTY**



(Photocopy of "Loudon Local Land Conservation Grant," generalized information on all Loudon LCIP properties. Original available at CNHRPC office.)

(Photocopy of map showing locations of Loudon LCIP properties, original available at CNHRPC office.)

(Photocopy of LCIP Application for Local Lands, original available at CNHRPC office.)

(Photocopy of LCIP Project Agreement, original available at CNHRPC office.)



**CONSERVATION EASEMENT SUMMARY  
LOUDON – SANBORN FAMILY TRUST**

**Acreage:** 332.4

|  |   |
|--|---|
| <b>Date Acquired:</b>                  | 7/28/92                                 |
| <b>Location/Road:</b>                  | off Sanborn, Pittsfield, and Ring Roads |
| <b>County:</b>                         | Merrimack                               |
| <b>Registry Recording Information:</b> | Book 1889, Page 1464                    |
| <b>Grantor:</b>                        | Sanborn Family Trust                    |
| <b>Grantee:</b>                        | Town of Loudon                          |

**Brief description of property conservation values and purpose of easement:**

This easement protects working farmland and a portion of the Sanborn Pond shoreline, a valued wildlife habitat and bird migration resting area.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

**1. Use Limitations:**

Standard.

**2. Reserved Rights of Landowner:**

Standard.

**3. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**

## **STANDARD CONSERVATION TERMS OF LAND CONSERVATION INVESTMENT PROGRAM (LCIP) PROPERTIES**

**NOTE: Consult the full conservation easement document for specific easement terms. The following list is a general summary of conservation provisions of typical LCIP easements; it does not list all provisions of a conservation easement.**

### **13. Use Limitations:**

- GG. Maintain property as open space. No industrial or commercial activities except agriculture and forestry.
- HH. No subdivision.
- II. No structures except those that serve conservation uses.
- JJ. No disturbance of topography, wetlands, soil, or natural habitat, except as needed for allowed conservation uses and as do not harm endangered species.
- KK. No signs or billboards, except as needed for allowed conservation uses.
- LL. No mining of gravel, topsoil, etc., except as needed for allowed conservation uses, and no removal of such materials from the property.
- MM. No dumping of environmentally hazardous materials.
- NN. No use of the property to meet open space requirements of any land use regulation process.

### **14. Reserved Rights of Landowner:**

- M. Utilities. Right to maintain, repair, and replace existing utilities.
- N. Ponds. Right to create ponds for allowed conservation uses.
- O. Posting. Right to post against vehicles, against hunting on active livestock fields, against access to agricultural cropland during planting and growing seasons, and against access to forestland during harvesting or establishment of plantations.

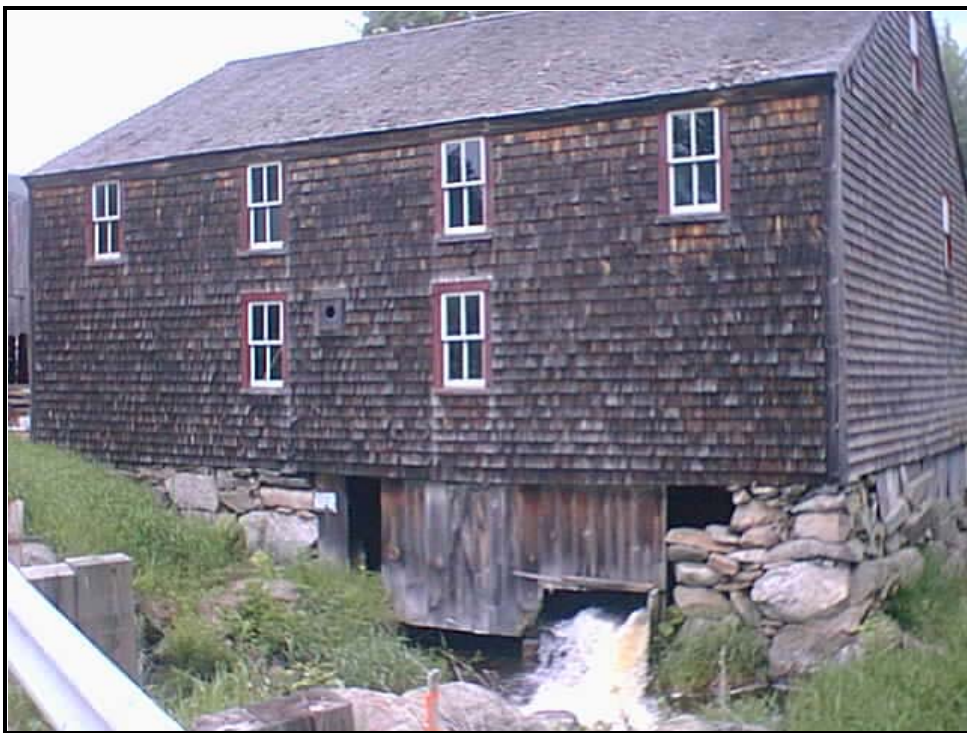
### **15. Affirmative Rights of Grantee:**

- L. Grantee access for easement inspection.
  - M. Public pedestrian access for hunting, fishing, and transitory passive recreational purposes, but not camping. Grantee may post property against public access in the public interest.
- Right to post signs identifying the property as LCIP easement land.

(Photocopy of easement deed, original available at CNHRPC office.)



1. Cabot farmhouse (off easement) from Sanborn Road at outlet of Sanborn Pond, looking southwest (6/ 2/ 2000).



2. Grist mill (off easement) from Sanborn Road at outlet of Sanborn Pond, looking northwest (6/ 2/ 2000).

# **LOUDON – YEATON PROPERTY**



(Photocopy of “Loudon Local Land Conservation Grant,” generalized information on all Loudon LCIP properties. Original available at CNHRPC office.)

(Photocopy of map showing locations of Loudon LCIP properties, original available at CNHRPC office.)

(Photocopy of LCIP Application for Local Lands, original available at CNHRPC office.)



(Photocopy of LCIP Project Agreement, original available at CNHRPC office.)

## **CONSERVATION EASEMENT SUMMARY LOUDON – YEATON**

|  |                            |
|--|----------------------------|
| <b>Acreage:</b>                        | 129.3                      |
| <b>Date Acquired:</b>                  | 3/16/93                    |
| <b>Location/Road:</b>                  | off Sanborn and Ring Roads |
| <b>County:</b>                         | Merrimack                  |
| <b>Registry Recording Information:</b> | Book 1910, Page 1768       |
| <b>Grantor:</b>                        | Bruce Yeaton               |
| <b>Grantee:</b>                        | Town of Loudon             |

### **Brief description of property conservation values and purpose of easement:**

This easement protects working farmland and forestland and provides valued wildlife habitat for resident large mammals and other flora and fauna.

**Terms of easement (“Non-standard” terms are listed below. “Standard” LCIP easement terms are summarized on the attached sheet.):**

#### **10. Use Limitations:**

Standard.

#### **11. Reserved Rights of Landowner:**

Standard.

#### **12. Affirmative Rights of Grantee:**

Standard, plus the right to mow the fields of the property that were in existence at the time of execution for the purpose of sustaining scenic views or preventing the natural course of succession to woody plants.

**NOTE: consult the full easement document for the complete easement terms restricting the property. This summary does not include the full intent and specific provisions contained in the easement language.**

## **STANDARD CONSERVATION TERMS OF LAND CONSERVATION INVESTMENT PROGRAM (LCIP) PROPERTIES**

**NOTE: Consult the full conservation easement document for specific easement terms. The following list is a general summary of conservation provisions of typical LCIP easements; it does not list all provisions of a conservation easement.**

### **16. Use Limitations:**

- OO. Maintain property as open space. No industrial or commercial activities except agriculture and forestry.
- PP. No subdivision.
- QQ. No structures except those that serve conservation uses.
- RR. No disturbance of topography, wetlands, soil, or natural habitat, except as needed for allowed conservation uses and as do not harm endangered species.
- SS. No signs or billboards, except as needed for allowed conservation uses.
- TT. No mining of gravel, topsoil, etc., except as needed for allowed conservation uses, and no removal of such materials from the property.
- UU. No dumping of environmentally hazardous materials.
- VV. No use of the property to meet open space requirements of any land use regulation process.

### **17. Reserved Rights of Landowner:**

- P. Utilities. Right to maintain, repair, and replace existing utilities.
- Q. Ponds. Right to create ponds for allowed conservation uses.
- R. Posting. Right to post against vehicles, against hunting on active livestock fields, against access to agricultural cropland during planting and growing seasons, and against access to forestland during harvesting or establishment of plantations.

### **18. Affirmative Rights of Grantee:**

- N. Grantee access for easement inspection.
  - O. Public pedestrian access for hunting, fishing, and transitory passive recreational purposes, but not camping. Grantee may post property against public access in the public interest.
- Right to post signs identifying the property as LCIP easement land.



1. Agricultural fields and Yeaton homestead (off easement) from northern corner of fields near tree line, looking south (6/ 28/ 2000).



2. Hay fields from Ring Road at corner of out lot, looking southwest (6/ 28/ 2000).